

Suite D, South 1st

The Wheelhouse, Bond's Mill, Stonehouse, GL10 3RF



TO LET

179 SQ FT

(16.63 SQ M)

£2,506 PER ANNUM

Stunning office
accommodation in
refurbished woollen mill

- New key point...
- Approximately 179 sq ft
- On-site car parking, bike storage, showers and cafe
- Pleasant and peaceful working environment adjoining open fields
- Only 1.3 miles from Junction 13 of M5

Summary

Available Size	179 sq ft
Rent	£2,506 per annum
Service charge	Upon enquiry
Estate charge	Upon enquiry
EPC Rating	C

Location

Bond's Mill is a thriving and well managed business estate with on-site parking including EV charging points and excellent facilities including a café, meeting room, prayer room, showers and bike storage. The site is conveniently located just off Junction 13 of the M5 motorway and within easy reach of surrounding commercial centres and bus routes. Stonehouse mainline railway station is located approximately one mile away with regular services to London Paddington.

Description

Suite D, South 1st office is located in The Wheelhouse of Bond's Mill overlooking restored 18th century courtyard. The premises share a furnished reception and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The office benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. There are communal kitchen and toilets close by.

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2025/26 is believed to be £1,800 with business rates being payable in this period of £999 before any business relief given if applicable.

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is offered by way of flexible terms at a rental of £2,506 per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and The Wheelhouse and the tenant will be liable for buildings insurance.

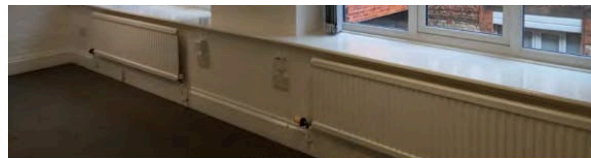
EPC

The property has an EPC rating of C and the Certificate is available upon request.

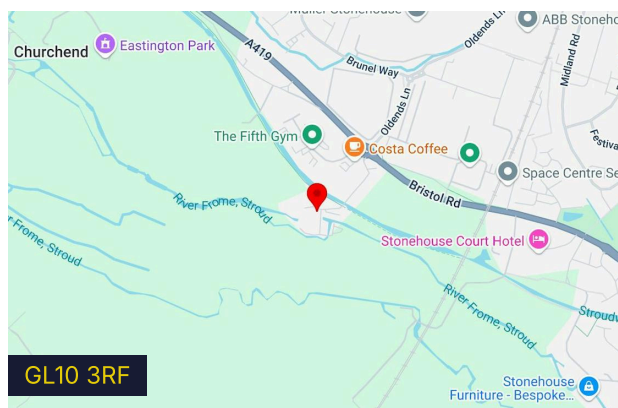
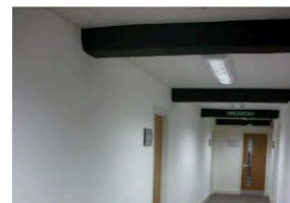
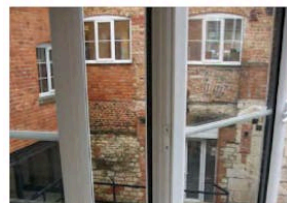
Accommodation

Suite D, South 1st office is located in The Wheelhouse of Bond's Mill overlooking restored 18th century courtyard. The premises share a furnished reception and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The office benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. There are communal kitchen and toilets close by. he accommodation comprises the following areas:

Name	sq ft	sq m
1st - office	179	16.63
Total	179	16.63



SUITE D OFFICE



GL10 3RF

Viewing & Further Information



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